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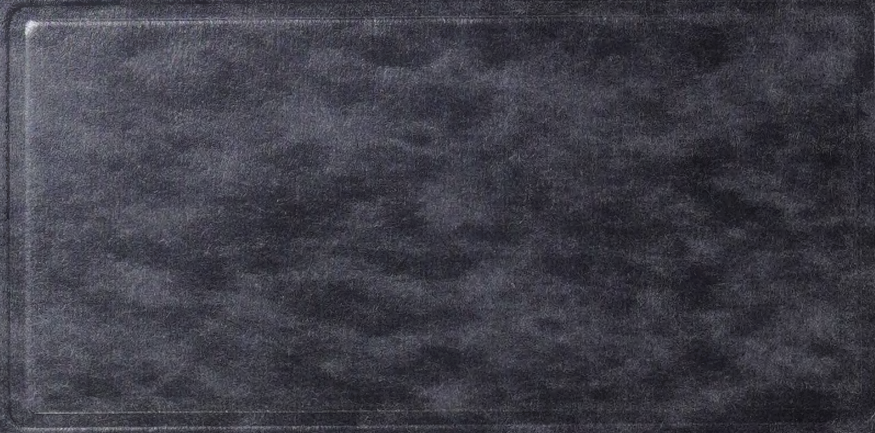
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MORE HAMILTON FACTS & FIGURES



Hamilton Facts & Figures

PLANNING AND DEVELOPMENT DEPARTMENT

October, 1995 UPDATE



This brochure provides a brief summary of demographic and housing characteristics, building, employment and economic trends for the City of Hamilton. For further information on this data or other information on the City of Hamilton, please call the Planning and Development Department at (905) 546-4221.

POPULATION TRENDS AND CHARACTERISTICS

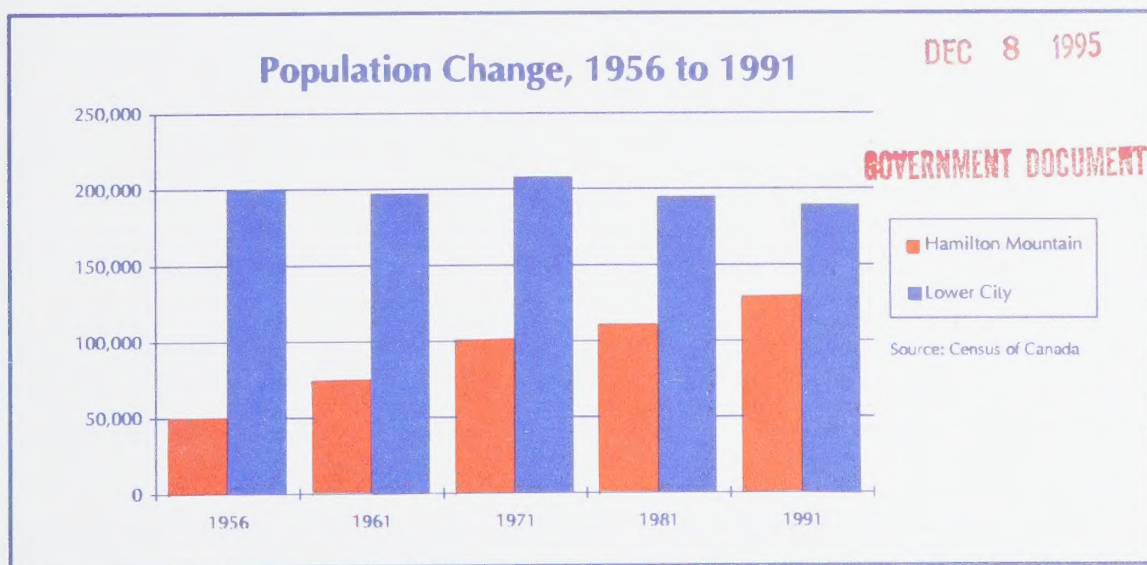
Historical Population Growth



| Year | Hamilton Mountain | Lower City | Total Hamilton | Total Ontario |
|------|-------------------|------------|----------------|---------------|
| 1956 | 50,877 | 200,037 | 250,914 | 5,404,933 |
| 1961 | 75,302 | 196,689 | 271,991 | 6,236,092 |
| 1966 | 94,494 | 203,267 | 297,761 | 6,960,870 |
| 1971 | 101,600 | 207,580 | 309,180 | 7,703,105 |
| 1976 | 109,960 | 202,045 | 312,005 | 8,264,465 |
| 1981 | 111,945 | 194,540 | 306,485 | 8,625,107 |
| 1986 | 116,740 | 190,000 | 306,740 | 9,101,695 |
| 1991 | 131,280 | 187,220 | 318,500 | 10,084,885 |

Source: Census of Canada

URBAN MUNICIPAL

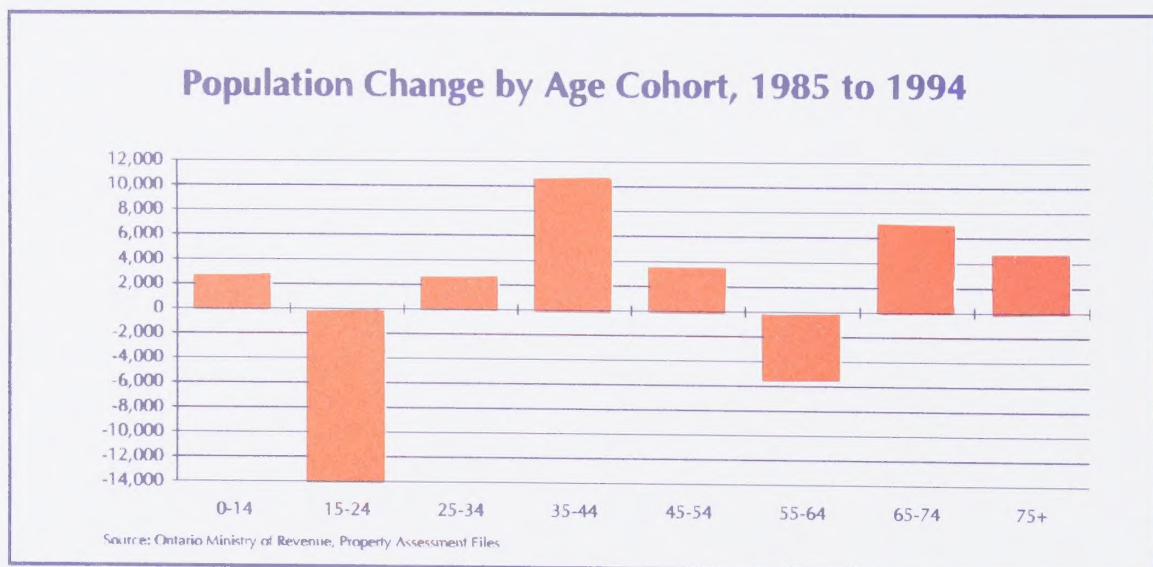


As illustrated above, the Hamilton Mountain has grown rapidly since the late 1950's. The population in the Lower City has been relatively stable since 1971. The overall population of Hamilton increased by 11,765 (3.8 percent) over the period 1986-1991. This translates to an average annual increase of approximately 2,350 residents.



| Age Cohort | HAMILTON MOUNTAIN | | | | LOWER CITY | | | | CITY OF HAMILTON | | | |
|--------------|-------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|----------------|----------------|----------------|
| | 1985 | 1988 | 1991 | 1994 | 1985 | 1988 | 1991 | 1994 | 1985 | 1988 | 1991 | 1994 |
| 0-14 | 22,511 | 22,073 | 25,997 | 26,928 | 32,426 | 28,311 | 30,586 | 30,759 | 54,937 | 50,384 | 56,583 | 57,687 |
| 15-24 | 19,967 | 18,255 | 17,378 | 16,935 | 35,104 | 27,518 | 27,336 | 24,218 | 55,071 | 45,773 | 44,714 | 41,153 |
| 25-34 | 18,077 | 21,060 | 22,244 | 21,110 | 35,111 | 37,462 | 37,291 | 34,697 | 53,188 | 58,522 | 59,535 | 55,807 |
| 35-44 | 14,914 | 17,557 | 19,224 | 20,482 | 22,410 | 25,064 | 26,061 | 27,479 | 37,324 | 42,621 | 45,285 | 47,961 |
| 45-54 | 13,186 | 13,235 | 13,815 | 15,313 | 18,295 | 18,501 | 18,386 | 19,741 | 31,481 | 31,736 | 32,201 | 35,054 |
| 55-64 | 14,180 | 14,318 | 13,708 | 12,816 | 20,888 | 19,429 | 17,982 | 16,874 | 35,068 | 33,747 | 31,690 | 29,690 |
| 65-74 | 7,979 | 10,582 | 11,611 | 12,840 | 15,465 | 17,224 | 17,206 | 17,698 | 23,444 | 27,806 | 28,817 | 30,538 |
| 75+ | 4,339 | 6,049 | 6,268 | 7,338 | 12,284 | 14,709 | 13,852 | 14,053 | 16,623 | 20,758 | 20,120 | 21,391 |
| Total | 115,153 | 123,129 | 130,245 | 133,762 | 191,983 | 188,218 | 188,700 | 185,519 | 307,136 | 311,347 | 318,945 | 319,281 |

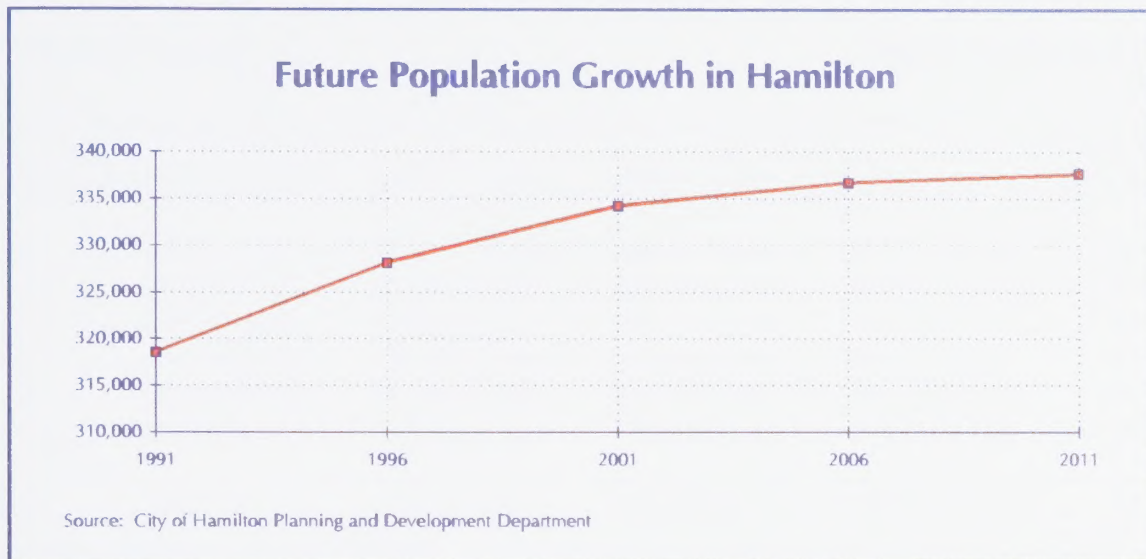
Source: Ontario Ministry of Revenue, Property Assessment Files



In as short as a nine year period, there have been marked changes in the population characteristics of Hamilton residents. Of particular note is the growth in the number of people in the 65-74 and 75+ years age cohorts. Moreover, in 1994 compared to 1985 there were close to 14,000 fewer Hamilton residents in the 15-24 years age cohort. The large growth in the 35-44 years age cohort is the "baby boom" generation moving through their lifecycle.



Population Projections



Future Population Growth by Age Cohort

| Age Cohort | 1991 | 1996 | 2001 | 2006 | 2011 |
|--------------|----------------|----------------|----------------|----------------|----------------|
| | (Actual) | | | | |
| 0-14 | 58,875 | 64,115 | 64,793 | 60,621 | 53,135 |
| 15-24 | 44,895 | 37,590 | 37,469 | 40,573 | 44,540 |
| 25-34 | 60,050 | 56,672 | 44,623 | 37,400 | 37,310 |
| 35-44 | 44,855 | 52,020 | 59,542 | 56,252 | 44,330 |
| 45-54 | 31,935 | 37,496 | 44,087 | 51,284 | 58,852 |
| 55-64 | 31,870 | 29,533 | 30,332 | 35,855 | 42,425 |
| 65+ | 46,025 | 50,702 | 53,341 | 54,705 | 57,076 |
| Total | 318,505 | 328,128 | 334,277 | 336,690 | 337,668 |

Source: City of Hamilton Planning and Development Department

The population of the City is projected to increase by 1,500 people annually in the period 1991 to 2001; however, by the early part of the next century, the rate of population growth will not be as great as experienced in the 1991-2001 time period. Future population growth will be predominantly in the older age groups, notably the 55-64 and 65+ years age cohorts. This reflects the "baby boom" generation growing older.

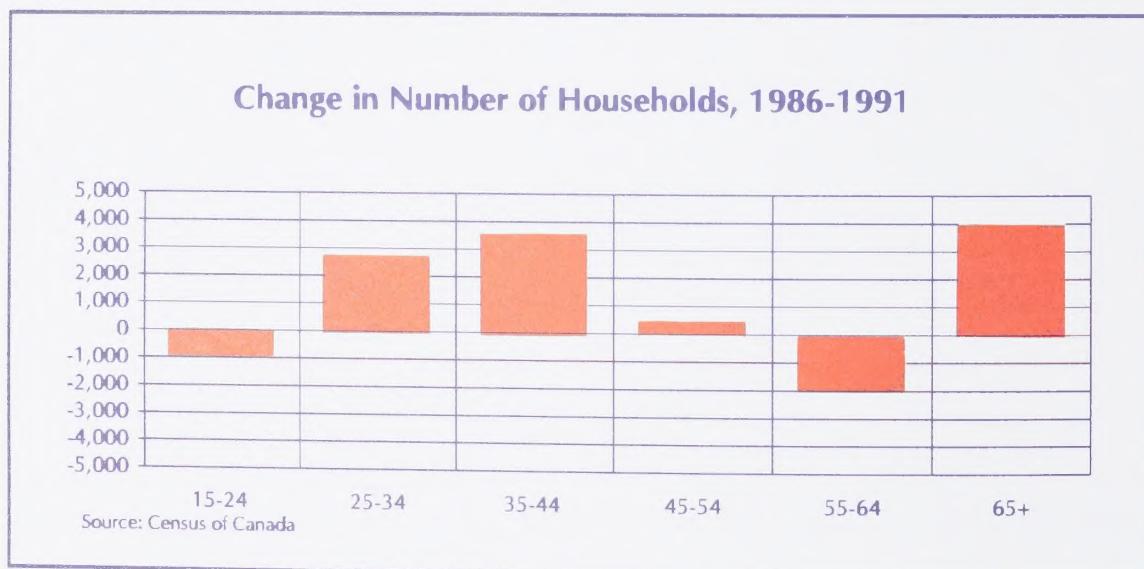


HOUSEHOLD TRENDS AND CHARACTERISTICS

Historical Household Growth

| Age of Household Maintainer (Years) | 1971 | 1976 | 1981 | 1986 | 1991 |
|-------------------------------------|---------------|----------------|----------------|----------------|----------------|
| 15-24 | 7,170 | 9,585 | 9,435 | 7,410 | 6,535 |
| 25-34 | 18,095 | 23,115 | 25,370 | 25,535 | 28,310 |
| 35-44 | 18,685 | 17,780 | 18,220 | 20,955 | 24,550 |
| 45-54 | 18,800 | 20,620 | 19,180 | 17,500 | 17,995 |
| 55-64 | 15,135 | 16,355 | 18,810 | 20,220 | 18,330 |
| 65 and Over | 16,800 | 19,775 | 22,865 | 25,435 | 29,470 |
| Total | 94,685 | 107,230 | 113,880 | 117,055 | 125,190 |

Source: Census of Canada



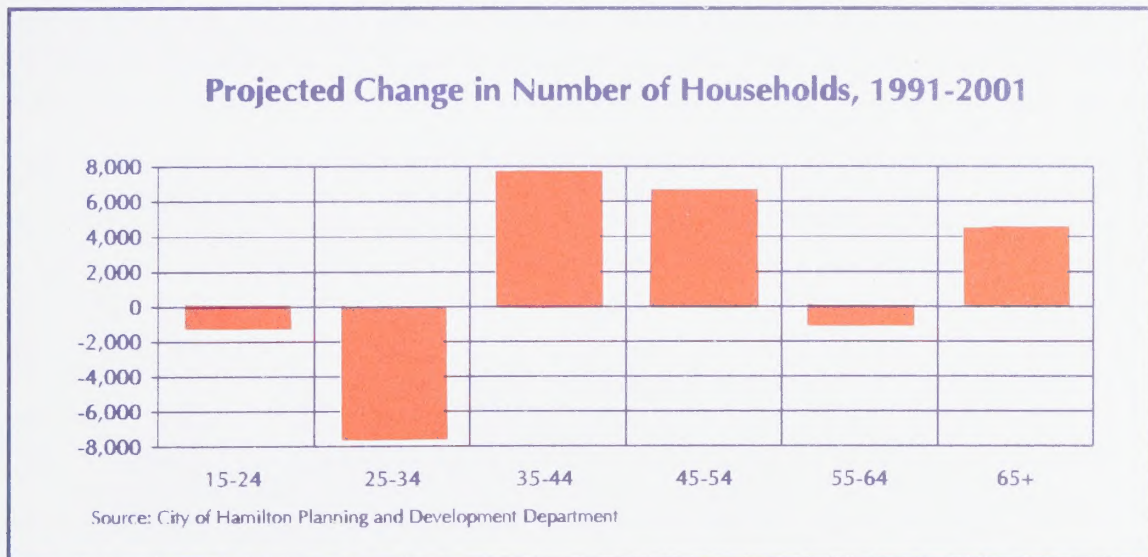
Over the time period 1971-1991, the number of households in Hamilton increased on an average annual basis by approximately 1,525. During the time period 1986-1991, there were large increases in the number of households with household maintainers aged 25-34, 35-44 and 65 years and over.



Future Household Growth

| Age of Household Maintainer (Years) | 1991 (Actual) | 1996 | 2001 | 2006 | 2011 |
|-------------------------------------|----------------|----------------|----------------|----------------|----------------|
| 15-24 | 6,535 | 5,420 | 5,403 | 5,851 | 6,423 |
| 25-34 | 28,310 | 26,471 | 20,843 | 17,470 | 17,428 |
| 35-44 | 24,550 | 28,210 | 32,290 | 30,505 | 24,040 |
| 45-54 | 17,995 | 20,934 | 24,614 | 28,632 | 32,857 |
| 55-64 | 18,330 | 16,828 | 17,283 | 20,430 | 24,174 |
| 65 and Over | 29,470 | 32,165 | 33,897 | 34,705 | 36,209 |
| Total | 125,190 | 130,030 | 134,330 | 137,593 | 141,131 |

Source: City of Hamilton Planning and Development Department



Household growth in Hamilton over the time period 1991-2011 is projected to number approximately 800 households on an average annual basis. Over the time period 1991-2001, household growth will be strong in the 35-44, 45-54 and 65 years and over age cohorts.



HOUSING MARKET TRENDS AND CHARACTERISTICS

Dwelling Type and Tenure

| 1991 Dwelling Type | HAMILTON MOUNTAIN | | | LOWER CITY | | | CITY OF HAMILTON | | |
|--------------------------|-------------------|---------------|---------------|---------------|---------------|---------------|------------------|---------------|----------------|
| | Owner | Tenant | Total | Owner | Tenant | Total | Owner | Tenant | Total |
| Single-Detached | 28,135 | 1,620 | 29,755 | 30,525 | 4,385 | 34,910 | 58,660 | 6,005 | 64,665 |
| Semi-Detached | 1,730 | 275 | 2,005 | 1,840 | 955 | 2,795 | 3,570 | 1,230 | 4,800 |
| Row/Townhouse | 1,915 | 3,935 | 5,850 | 1,385 | 2,090 | 3,475 | 3,300 | 6,025 | 9,325 |
| Duplex | 110 | 225 | 335 | 935 | 2,970 | 3,905 | 1,045 | 3,195 | 4,240 |
| High-Rise Apt. | 185 | 5,475 | 5,660 | 1,180 | 21,375 | 22,555 | 1,365 | 26,850 | 28,215 |
| Low-Rise Apt. | 160 | 2,500 | 2,660 | 955 | 9,685 | 10,640 | 1,115 | 12,185 | 13,300 |
| Other | 50 | 45 | 95 | 185 | 385 | 570 | 235 | 430 | 665 |
| Total | 32,285 | 14,075 | 46,360 | 37,005 | 41,845 | 78,850 | 69,290 | 55,920 | 125,210 |

Source: Census of Canada

The predominant residential dwelling type is single-detached, comprising one-half of dwelling units within the City. Almost two-thirds of the dwellings on the Hamilton Mountain are single-detached (64.2 percent) whereas in the Lower City, the dwelling types are almost equally distributed between single-detached (44.3 percent) and high-rise and low-rise apartments (42.1 percent).

| YEAR | SINGLE- DETACHED | SEMI-DETACHED | DUPLEXES* | ROW / TOWNHOUSE | APARTMENTS and OTHER | TOTAL |
|------|---------------------|-----------------|-----------------|--------------------|-------------------------|---------------------|
| 1971 | 53,840 (56.9%) | 3,345 (3.4%) | 5,940 (6.3%) | 3,695 (3.9%) | 27,775 (29.4%) | 94,590 (100.0%) |
| 1976 | 55,055 (51.3%) | 4,155 (3.8%) | 5,305 (4.9%) | 5,100 (4.8%) | 37,630 (35.2%) | 107,240 (100.0%) |
| 1981 | 58,700 (51.9%) | 5,072 (4.4%) | 4,404 (3.9%) | 6,469 (5.7%) | 38,690 (34.1%) | 113,335 (100.0%) |
| 1986 | 61,735 (52.7%) | 4,593 (3.9%) | 2,819 (2.4%) | 7,741 (6.6%) | 40,162 (34.3%) | 117,050 (100.0%) |
| 1991 | 64,665 (51.7%) | 4,800 (3.8%) | 4,240 (3.8%) | 9,325 (7.5%) | 42,180 (33.7%) | 125,210 (100.0%) |

Source: Census of Canada

* The drop in the number of duplexes between 1981 and 1986 results from a change in methodology used by Statistics Canada to determine dwelling type.



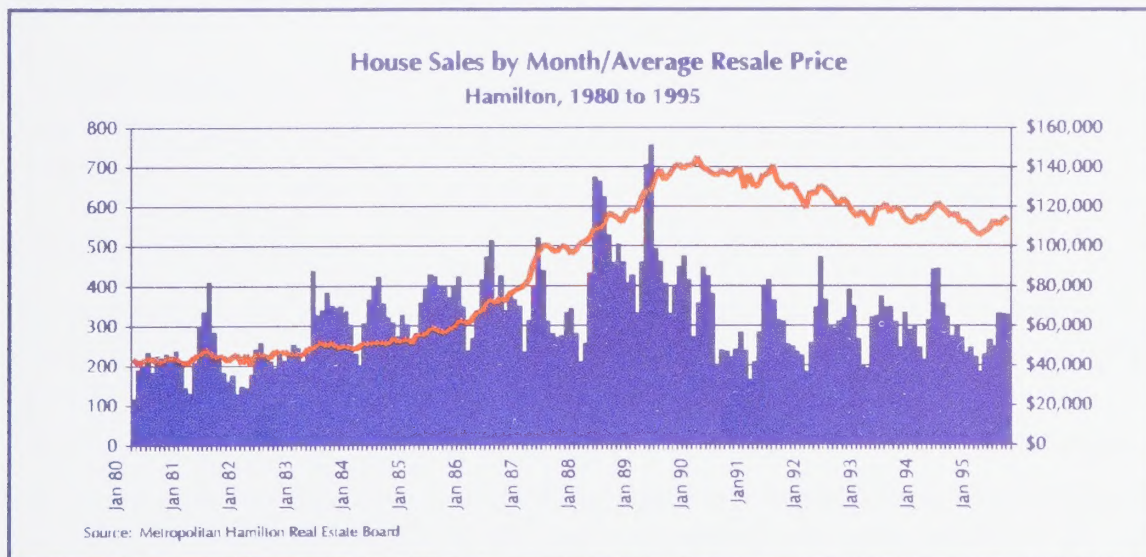
Housing Starts

Over the period 1985 to 1990, there was a steady increase in housing starts, with a small downturn occurring in 1988. The start of the recent economic recession is apparent by the decline in the number of starts in the early part of the 1990's.

| YEAR | SINGLE- DETACHED | SEMI- DETACHED | ROW / TOWNHOUSE | APARTMENTS | TOTAL |
|------|---------------------|-------------------|--------------------|------------|-------|
| 1982 | 280 | 6 | 342 | 120 | 748 |
| 1983 | 496 | 4 | 225 | 446 | 1,171 |
| 1984 | 541 | 10 | 14 | 86 | 651 |
| 1985 | 640 | 1 | 188 | 179 | 1,008 |
| 1986 | 992 | 6 | 90 | 166 | 1,254 |
| 1987 | 927 | 8 | 763 | 198 | 1,896 |
| 1988 | 832 | 18 | 114 | 212 | 1,176 |
| 1990 | 1,024 | 14 | 436 | 191 | 1,665 |
| 1991 | 672 | 8 | 498 | 324 | 1,502 |
| 1991 | 264 | 4 | 538 | 165 | 971 |
| 1992 | 387 | 2 | 254 | 181 | 824 |
| 1993 | 397 | 4 | 257 | 4 | 662 |
| 1994 | 447 | 0 | 54 | 240 | 741 |

Source: Canada Mortgage and Housing Corporation (CMHC)

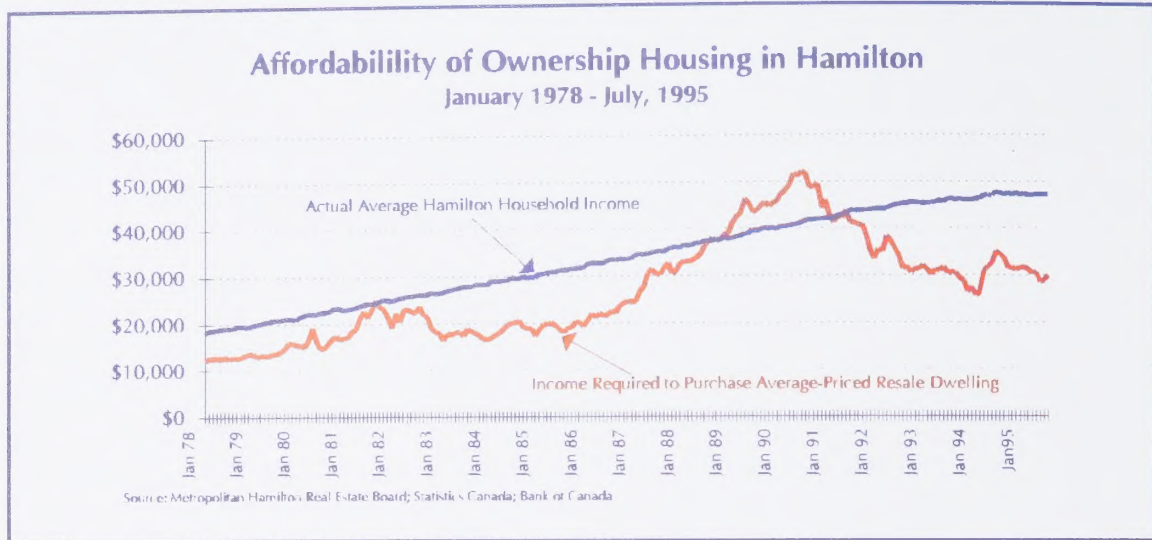
Average Resale Price / Home Sales



The above chart plots monthly house sales and average resale house prices since 1980 in Hamilton. Since the market peak of \$145,296 in January, 1990, average resale house prices have declined gradually to a level of \$114,450 in July, 1995.

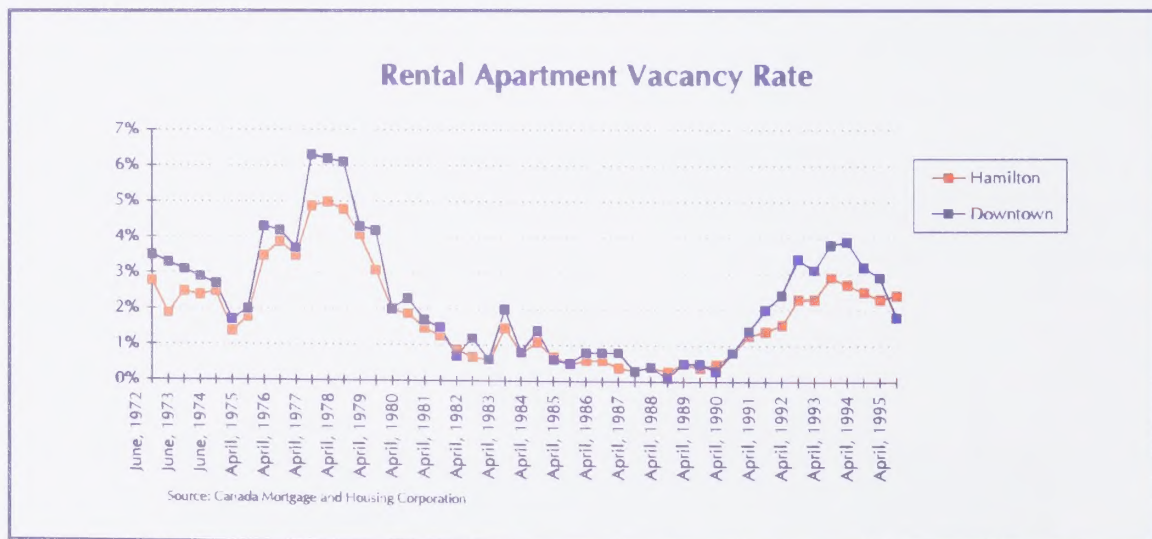


Ownership Housing Affordability



Ownership housing in Hamilton became “unaffordable” to households in the late 1980’s. Since that time, ownership housing has become more “affordable” to households as evidenced by the large positive gap between actual household income and income required to purchase an average-priced resale dwelling.

Vacancy Rates



The rental apartment vacancy rate for units in buildings with six or more units has varied considerably in Hamilton and the downtown over the past two decades. Buoyed by private sector initiatives, vacancy rates were at their highest in the 1970’s. Significant economic growth and strong household formation in the younger age cohorts heightened the demand for rental housing in the 1980’s and vacancy rates declined to slightly above zero. As of April, 1995, the vacancy rate for Hamilton as a whole was recorded at 2.4% while in the downtown the vacancy rate was recorded at 1.9%.



Residential Land Supply, May, 1995

| Dwelling Type | Plans of Subdivision | | | No Plan | Total |
|------------------------|----------------------|-------------------|---------|---------|--------|
| | Registered | Draft Approved | Pending | | |
| <u>Single-Detached</u> | | | | | |
| Units | 903 | 1,792 | 798 | 3,705 | 7,198 |
| Hectares | 49.9 | 102.7 | 43.8 | 211.4 | 407.8 |
| <u>Semi-Detached</u> | | | | | |
| Units | 0 | 62 | 0 | 23 | 85 |
| Hectares | 0.0 | 2.6 | 0.0 | 1.1 | 3.7 |
| <u>Row / Townhouse</u> | | | | | |
| Units | 197 | 543 | 908 | 1,059 | 2,707 |
| Hectares | 4.3 | 15.3 | 12.3 | 28.2 | 60.1 |
| <u>Apartment</u> | | | | | |
| Units | 148 | 992 | 1,304 | 1,707 | 4,151 |
| Hectares | 1.6 | 7.4 | 8.5 | 17.3 | 34.8 |
| <u>Total</u> | | | | | |
| Units | 1,248 | 3,389 | 3,010 | 6,494 | 14,141 |
| Hectares | 55.8 | 128.0 | 64.6 | 258.0 | 506.4 |

Source: Hamilton-Wentworth Planning and Development Department

Based on recent housing completion's data (average annual 1987-1994) there is approximately an 11-year supply of vacant single-detached land in Hamilton and a 7.5-year supply of vacant row/townhouse land.

Future Residential Development

Over the next 5 years, the majority of new residential development will take place in the area south of Mohawk Road on the Hamilton Mountain. Based on the number of vacant parcels of land, the development potential by number of units and acres is as follows:

| YEAR | SINGLE & SEMI DETACHED | ROW/ TOWNHOUSES | APARTMENTS | TOTAL |
|----------------------------|---------------------------|-----------------------|----------------------|-------------------------|
| 1995-1997 (short term) | 2,757 units (303 ac.) | 959 units (65 ac.) | 115 units (3 ac.) | 3,831 units (37 ac.) |
| 1998-2000 (medium term) | 625 units (84 ac.) | 113 units (9 ac.) | 0 units (0 ac.) | 738 units (93 ac.) |

Source: City of Hamilton Planning and Development Department



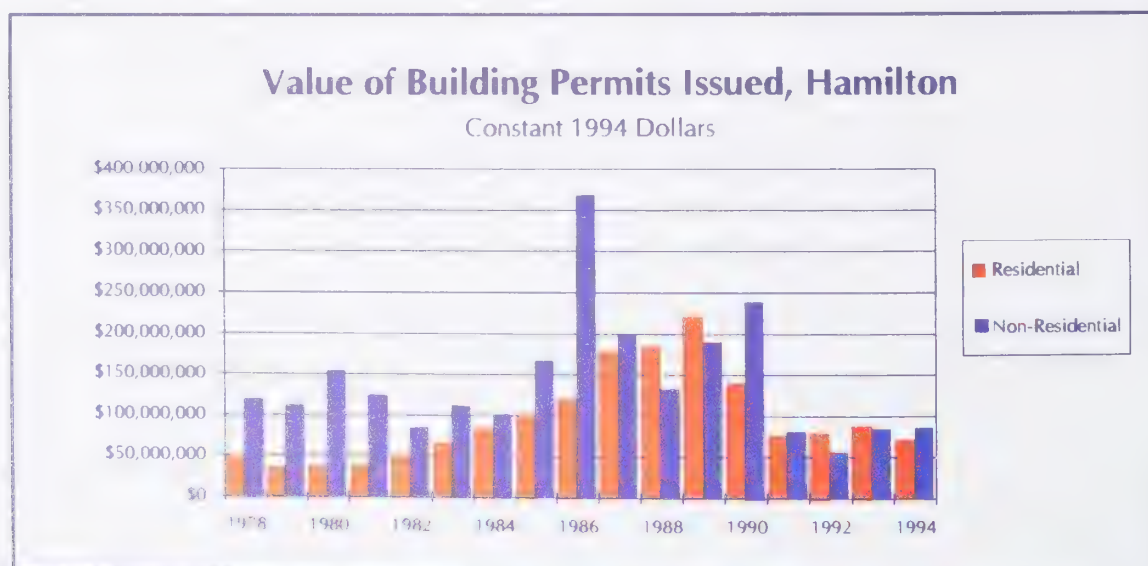
ECONOMIC AND EMPLOYMENT INDICATORS

Building Permits

| Year | Residential | Industrial | Commercial | Institutional / Government | Total |
|------|---------------|---------------|--------------|----------------------------|---------------|
| 1978 | \$22,500,736 | \$22,249,567 | \$30,273,567 | \$8,834,117 | \$83,857,987 |
| 1979 | \$17,425,522 | \$15,869,567 | \$34,670,021 | \$12,174,137 | \$80,139,247 |
| 1980 | \$20,704,499 | \$41,767,984 | \$46,057,122 | \$9,901,413 | \$118,431,018 |
| 1981 | \$23,417,712 | \$29,083,511 | \$15,225,145 | \$43,363,526 | \$111,089,894 |
| 1982 | \$29,209,945 | \$15,901,227 | \$35,216,428 | \$13,055,253 | \$93,382,853 |
| 1983 | \$41,656,827 | \$10,745,283 | \$56,397,752 | \$16,298,844 | \$125,098,706 |
| 1984 | \$54,638,503 | \$21,465,300 | \$36,321,440 | \$19,955,879 | \$132,381,122 |
| 1985 | \$66,137,472 | \$101,621,227 | \$20,468,901 | \$12,125,780 | \$200,353,380 |
| 1986 | \$86,199,997 | \$172,111,159 | \$45,724,215 | \$83,113,414 | \$387,148,785 |
| 1987 | \$139,731,378 | \$65,026,726 | \$71,333,360 | \$33,433,497 | \$309,524,961 |
| 1988 | \$155,235,069 | \$25,702,840 | \$48,912,952 | \$44,428,484 | \$274,279,345 |
| 1989 | \$199,885,554 | \$25,229,865 | \$92,668,261 | \$60,624,830 | \$378,408,510 |
| 1990 | \$126,782,178 | \$71,289,807 | \$74,347,764 | \$86,981,735 | \$359,401,484 |
| 1991 | \$71,624,328 | \$13,175,943 | \$30,744,258 | \$32,117,919 | \$147,662,448 |
| 1992 | \$75,641,898 | \$4,141,935 | \$29,983,229 | \$19,065,230 | \$128,832,292 |
| 1993 | \$86,713,603 | \$3,664,167 | \$34,828,531 | \$42,936,302 | \$168,142,603 |
| 1994 | \$72,909,599 | \$40,667,376 | \$26,111,005 | \$18,330,311 | \$158,018,291 |

Source: Building Department, City of Hamilton

As shown in current and constant dollars, building permit values were significantly higher in the mid to late 1980's than has been recorded in recent years. Underpinning the boom in the 1980's was expansion of both Hamilton General and McMaster Hospitals in 1986; Stelco and Dofasco initiatives in 1986 and 1987; and the residential building boom in 1987, 1988 and 1989.



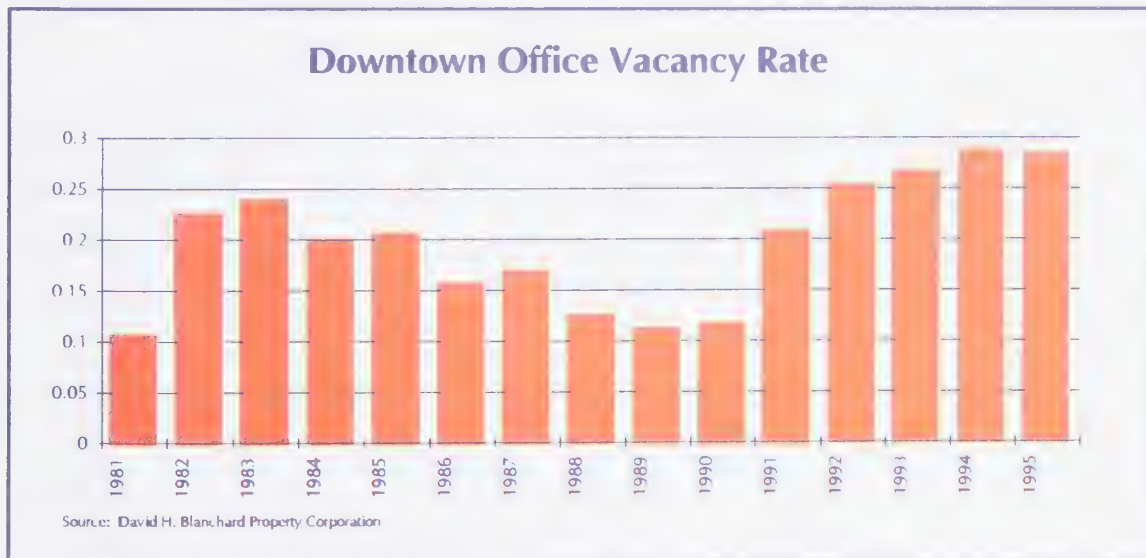


Downtown Office Market

| Year | Total Area * | Occupied | Vacant | Vacancy Rate | Annual Absorption ** |
|------|--------------|-----------|---------|--------------|----------------------|
| 1981 | 1,423,364 | 1,272,406 | 150,958 | 10.6% | NA |
| 1982 | 1,966,703 | 1,522,479 | 444,224 | 22.6% | 250,073 |
| 1983 | 1,961,403 | 1,489,833 | 471,570 | 24.0% | -32,646 |
| 1984 | 1,985,597 | 1,592,910 | 392,687 | 19.8% | 103,077 |
| 1985 | 1,947,782 | 1,546,781 | 401,001 | 20.6% | -46,129 |
| 1986 | 1,963,255 | 1,653,483 | 309,772 | 15.8% | 106,702 |
| 1987 | 2,130,332 | 1,772,540 | 357,792 | 16.8% | 119,057 |
| 1988 | 2,047,445 | 1,792,011 | 255,434 | 12.5% | 19,471 |
| 1989 | 2,056,005 | 1,824,165 | 231,860 | 11.3% | 32,154 |
| 1990 | 2,056,025 | 1,817,766 | 238,256 | 11.6% | -6,399 |
| 1991 | 2,246,301 | 1,779,443 | 466,858 | 20.8% | -38,323 |
| 1992 | 2,270,741 | 1,696,530 | 574,211 | 25.3% | -82,914 |
| 1993 | 2,264,701 | 1,660,906 | 603,795 | 26.7% | -35,624 |
| 1994 | 2,256,711 | 1,605,639 | 651,072 | 28.9% | -55,267 |
| 1995 | 2,261,215 | 1,620,035 | 641,180 | 28.4% | 14,396 |

Source: David H. Blanchard Property Corporation

* Gross leasable floor area in square feet ** Change in occupied space from previous year



The downtown office vacancy rate increased over the period 1989-1995 to a 1995 level of 28.4 percent. The increase in the office vacancy rate in Hamilton can be attributed to slower economic growth and an increase in the overall supply of the downtown office space. Over the period 1989-1995, total occupied space declined by 204,130 square feet (-11.2 percent) while the total available office space over the period 1989-1995 increased by 205,210 square feet (10.0 percent).



Port of Hamilton

| | Tonnes | | | Vessel Arrivals | | |
|------|-------------|-----------|------------|-----------------|----------|-------|
| | Great Lakes | Overseas | Total | Great Lakes | Overseas | Total |
| 1985 | 9,778,844 | 568,488 | 10,349,317 | 462 | 98 | 560 |
| 1986 | 9,941,941 | 838,921 | 10,782,848 | 501 | 125 | 626 |
| 1987 | 9,967,029 | 1,158,773 | 11,127,789 | 683 | 137 | 820 |
| 1988 | 11,428,987 | 1,598,294 | 13,029,269 | 719 | 159 | 878 |
| 1989 | 10,972,090 | 1,478,134 | 12,452,213 | 635 | 137 | 772 |
| 1990 | 10,722,009 | 1,255,738 | 11,979,737 | 645 | 131 | 776 |
| 1991 | 10,419,330 | 963,720 | 11,385,041 | 529 | 107 | 636 |
| 1992 | 11,801,328 | 1,090,099 | 12,893,419 | 578 | 116 | 694 |
| 1993 | 11,007,667 | 1,398,451 | 12,408,111 | 618 | 130 | 748 |
| 1994 | 10,864,144 | 1,837,488 | 12,703,626 | 523 | 173 | 696 |

Source: The Hamilton Harbour Commissioners

The Port of Hamilton had its busiest year in 1988 and has continued to experience significant activity. The steel manufacturers in Hamilton account for a sizable proportion of both tonnage and vessels arrivals. In recent years there has been a diversification of port activity encompassing dry-bulk (eg. soya beans, canola seeds, wheat) and liquid-bulk (eg. molasses, petroleum products, food oils) materials.

Shopping Centres in Hamilton

Shopping centres total almost 7.5 million square feet of retail space in Hamilton. Limeridge Mall accounts for approximately 800,000 square feet and Jackson Square and Centre Mall each account for slightly less than 800,000 square feet.

Since 1981, the focus of new shopping centre development activity has been on the Hamilton Mountain, which is a reflection of recent population growth trends.

Over one-half (57.4 percent) of all shopping centres in Hamilton were constructed after 1975 with 45 shopping centres being constructed in the 1986-1990 time period alone totaling over 1,000,000 square feet of retail space.

| | Lower City | Hamilton Mountain | Total Hamilton |
|--|------------|-------------------|----------------|
| Distribution By Size: | | | |
| Over 500,000 sq. ft. | 3 | 1 | 4 |
| 100,000-500,000 sq. ft. | 4 | 7 | 11 |
| 50,000-99,999 sq. ft. | 3 | 12 | 15 |
| 20,000-49,999 sq. ft. | 12 | 18 | 30 |
| 10,000-19,999 sq. ft. | 19 | 23 | 42 |
| Under 10,000 sq. ft. | 18 | 28 | 46 |
| Total | 59 | 89 | 148 |
| By Year of Construction: | | | |
| 1991 and After | 0 | 4 | 4 |
| 1986-1990 | 16 | 29 | 45 |
| 1981-1985 | 11 | 4 | 15 |
| 1976-1980 | 10 | 11 | 21 |
| 1971-1975 | 12 | 11 | 23 |
| 1966-1970 | 2 | 6 | 8 |
| 1961-1965 | 4 | 6 | 10 |
| 1956-1960 | 2 | 12 | 14 |
| 1955 and Before | 2 | 6 | 8 |
| Total | 59 | 89 | 148 |
| Total Retail Space (sq. ft.) By Year of Construction: | | | |
| 1991 and After | 0 | 291,448 | 291,448 |
| 1986-1990 | 302,473 | 832,228 | 1,134,701 |
| 1981-1985 | 186,855 | 919,495 | 1,106,350 |
| 1976-1980 | 270,536 | 316,036 | 586,572 |
| 1971-1975 | 1,693,355 | 385,815 | 2,079,170 |
| 1966-1970 | 250,108 | 176,653 | 426,761 |
| 1961-1965 | 149,474 | 175,366 | 324,840 |
| 1956-1960 | 27,446 | 579,638 | 607,084 |
| 1955 and Before | 814,238 | 64,034 | 878,272 |
| Total | 3,694,485 | 3,740,713 | 7,435,198 |

Source: City of Hamilton Shopping Centre Inventory (August, 1994)



Employment by Job Type

As shown over the 1971-1991 time period in the table below, the types of jobs available in the City of Hamilton has undergone a transformation. Jobs in the "Manufacturing" and "Construction" industries have declined while the "Community, Business and Personal Services" industries have increased significantly.

Although Hamilton remains an important manufacturing centre in Ontario, the proportion of manufacturing jobs located in Hamilton compared to Ontario has declined from 7.3 percent in 1971 to 4.5 percent in 1991.

| Type of Employment Jobs in Hamilton and Ontario By Industry | | | | | | | | |
|---|----------|---------|---------|----------------|-----------|-----------|-----------|----------------|
| Industry Type | Hamilton | | | | Ontario | | | |
| | 1971 | 1981 | 1991 | Change 1971-91 | 1971 | 1981 | 1991 | Change 1971-91 |
| Primary | 445 | 490 | 775 | 330 | 173,065 | 192,895 | 182,100 | 9,035 |
| Manufacturing | 58,925 | 63,030 | 39,300 | -19,625 | 804,910 | 1,004,640 | 864,440 | 59,530 |
| Construction | 9,510 | 8,795 | 7,150 | -2,360 | 197,185 | 231,940 | 311,085 | 113,900 |
| Transportation, Storage, Communication and Utilities | 7,735 | 9,345 | 7,840 | 105 | 216,425 | 308,660 | 361,930 | 145,505 |
| Trade | 21,645 | 25,110 | 26,515 | 4,870 | 489,530 | 712,260 | 884,030 | 394,500 |
| Finance, Insurance and Real Estate | 6,540 | 7,970 | 9,430 | 2,890 | 152,920 | 254,085 | 342,670 | 189,750 |
| Community, Business and Personal Services | 35,665 | 49,210 | 60,760 | 25,095 | 770,820 | 1,216,510 | 1,795,510 | 1,024,690 |
| Public Administration and Defence | 4,940 | 6,125 | 9,270 | 4,330 | 240,750 | 297,620 | 427,595 | 186,845 |
| Other | 1,100 | N/A | N/A | N/A | 30,780 | N/A | N/A | N/A |
| All Industries | 146,505 | 170,075 | 161,040 | 14,535 | 3,076,385 | 4,218,610 | 5,169,360 | 2,092,975 |

Source: Census of Canada

Unemployment Rate

The unemployment rate for the Hamilton Census Metropolitan Area reflects the state of the local economy. The unemployment rate reached a high in the 1982 recession of 12.1 percent and a low of 5.5 percent during the late 1980's.

| Year (Annual Average) | Population 15 Years + | Labour Force | | | Not in the Labour Force | Unemployment Rate | Participation Rate |
|--------------------------|--------------------------|--------------|------------|---------|----------------------------|----------------------|-----------------------|
| | | Employed | Unemployed | Total | | | |
| 1980 | 401,667 | 250,667 | 17,250 | 268,000 | 134,167 | 6.4% | 66.7% |
| 1981 | 412,250 | 254,417 | 17,667 | 271,917 | 140,167 | 6.5% | 66.0% |
| 1982 | 421,167 | 246,167 | 32,917 | 279,083 | 141,917 | 11.8% | 66.3% |
| 1983 | 434,083 | 245,917 | 33,833 | 279,417 | 154,333 | 12.1% | 64.4% |
| 1984 | 437,417 | 263,667 | 28,250 | 292,083 | 145,250 | 9.7% | 66.8% |
| 1985 | 441,250 | 261,500 | 25,250 | 286,833 | 154,167 | 8.8% | 65.0% |
| 1986 | 444,667 | 280,417 | 20,667 | 300,917 | 143,583 | 6.9% | 67.7% |
| 1987 | 450,917 | 295,417 | 19,667 | 315,167 | 135,667 | 6.2% | 69.9% |
| 1988 | 458,667 | 303,833 | 18,583 | 322,333 | 136,417 | 5.8% | 70.3% |
| 1989 | 467,677 | 312,250 | 16,917 | 329,083 | 138,500 | 5.1% | 70.4% |
| 1990 | 474,000 | 316,417 | 21,000 | 337,583 | 136,417 | 6.2% | 71.2% |
| 1991 | 480,583 | 296,250 | 32,000 | 328,250 | 152,167 | 9.7% | 68.3% |
| 1992 | 488,500 | 290,667 | 34,583 | 325,167 | 163,000 | 10.6% | 66.6% |
| 1993 | 497,750 | 289,250 | 37,667 | 327,000 | 170,833 | 11.5% | 65.7% |
| 1994 | 506,100 | 311,200 | 27,900 | 339,100 | 166,900 | 8.2% | 67.0% |

Source: Statistics Canada, Labour Force Survey, Cat #71-001

Note: The Hamilton CMA includes the municipalities comprising the Region of Hamilton-Wentworth, Burlington and Grimsby

Note: Totals may not add due to Statistics Canada rounding techniques



The table below shows the unemployment rate as at June, 1991 according to the Census. Residents of the Hamilton Mountain tend to have a lower unemployment rate than residents of the Lower City.

| Sex and Age | Hamilton Mountain | Lower City | City of Hamilton |
|---------------------------|-------------------|------------|------------------|
| Both Sexes, 15 Years + | 9.6% | 12.6% | 10.9% |
| Males, 15 Years + | 9.5% | 14.1% | 12.2% |
| Females, 15 Years + | 7.6% | 10.9% | 9.5% |
| Both Sexes, 15-24 Years + | 14.3% | 18.5% | 16.8% |
| Males, 15-24 Years + | 18.6% | 22.2% | 20.7% |
| Females, 15-24 Years + | 10.2% | 15.4% | 13.3% |
| Both Sexes, 25 Years + | 7.2% | 11.2% | 9.5% |
| Males, 25 Years + | 7.6% | 12.3% | 10.4% |
| Females, 25 Years + | 6.8% | 9.8% | 8.5% |

Source: 1991 Census of Canada

Income 1991(\$1990)

| | Hamilton Mountain | Lower City | City of Hamilton |
|---|-------------------|-----------------|------------------|
| Average Employment Income: | | | |
| Males, Worked Full-Time and Full Year | \$38,195 | \$34,603 | \$36,144 |
| Females, Worked Full-Time and Full Year | \$25,841 | \$24,517 | \$25,092 |
| Average Total Income: | | | |
| Males, 15 Years + with Income | \$30,190 | \$26,406 | \$27,870 |
| Females, 15 Years + with Income | \$17,363 | \$16,391 | \$16,788 |
| Average Household Income | \$47,993 | \$37,276 | \$41,232 |

Source: 1991 Census of Canada

| <i>Distribution of Households by 1990 Income</i> | | | | | | |
|--|-------------------|---------------|---------------|---------------|------------------|---------------|
| Income Range | Hamilton Mountain | | Lower City | | City of Hamilton | |
| | Number | Percent | Number | Percent | Number | Percent |
| Under \$10,000 | 2,110 | 4.6% | 7,770 | 9.9% | 9,880 | 7.9% |
| \$10,000-\$14,999 | 3,485 | 7.5% | 10,220 | 13.0% | 13,705 | 11.0% |
| \$15,000-\$19,999 | 2,785 | 6.0% | 6,885 | 8.7% | 9,670 | 7.7% |
| \$20,000-\$29,999 | 5,890 | 12.7% | 12,805 | 16.3% | 18,695 | 15.0% |
| \$30,000-\$39,999 | 5,725 | 12.4% | 11,455 | 14.6% | 17,180 | 13.8% |
| \$40,000-\$49,999 | 6,440 | 13.9% | 9,355 | 11.9% | 15,795 | 12.6% |
| \$50,000-\$59,999 | 5,830 | 12.6% | 7,075 | 9.0% | 12,905 | 10.3% |
| \$60,000-\$69,999 | 4,885 | 10.6% | 4,910 | 6.2% | 9,795 | 7.8% |
| \$70,000 and Over | 9,100 | 19.7% | 8,220 | 10.4% | 17,320 | 13.9% |
| Total | 46,250 | 100.0% | 78,695 | 100.0% | 124,945 | 100.0% |

Source: 1991 Census of Canada

Average household income for Hamilton Mountain households was 28.8 percent higher than the average household income for Lower City households. The average household income for all households in the Region of Hamilton-Wentworth was recorded at \$46,415 in 1991 (\$1990).



Commuting Patterns

| WORK COMMUTING PATTERNS OF HAMILTON RESIDENTS | | | | | |
|--|---------|---------|---------|---------|---------|
| Commuting To... | 1981 | 1981 | 1991 | 1991 | 1981-91 |
| | No. | Percent | No. | Percent | Change |
| Hamilton | 118,535 | 82.6% | 108,350 | 74.6% | -10,185 |
| Burlington | 7,095 | 4.9% | 11,070 | 7.6% | 3,975 |
| Stoney Creek | 6,165 | 4.3% | 6,465 | 4.5% | 300 |
| Oakville | 1,670 | 1.2% | 3,540 | 2.4% | 1,870 |
| Toronto | 1,205 | 0.8% | 3,005 | 2.1% | 1,800 |
| Mississauga | 945 | 0.7% | 2,875 | 2.0% | 1,930 |
| Dundas | 1,685 | 1.2% | 2,120 | 1.5% | 435 |
| Ancaster | 675 | 0.5% | 1,430 | 1.0% | 755 |
| Etobicoke | 255 | 0.2% | 675 | 0.5% | 420 |
| Flamborough | 605 | 0.4% | 625 | 0.4% | 20 |
| Brantford | 395 | 0.3% | 625 | 0.4% | 230 |
| Glanbrook | 325 | 0.2% | 570 | 0.4% | 245 |
| Milton | 280 | 0.2% | 480 | 0.3% | 200 |
| North York | 320 | 0.2% | 465 | 0.3% | 145 |
| Brampton | 100 | 0.1% | 255 | 0.2% | 155 |
| Grimsby | 230 | 0.2% | 255 | 0.2% | 25 |
| Cambridge | 115 | 0.1% | 220 | 0.2% | 105 |
| Haldimand | 130 | 0.1% | 210 | 0.1% | 80 |
| Guelph | 115 | 0.1% | 175 | 0.1% | 60 |
| St. Catharines | 215 | 0.1% | 150 | 0.1% | -65 |
| Nanticoke | 420 | 0.3% | 95 | 0.1% | -325 |
| Other | 1,985 | 1.4% | 1,555 | 1.1% | -430 |
| Total | 143,465 | 100.0% | 145,210 | 100.0% | 1,745 |

Source: Census of Canada

The vast majority of Hamiltonians work in Hamilton but an increasing proportion commute to other municipalities. In 1981, 82.6 percent of Hamilton residents worked in Hamilton; by 1991 this proportion had declined slightly to 74.6 percent. Over the 1981-1991 time period there has been an increase in the number of Hamilton residents commuting to work in Burlington, Mississauga, Oakville and Toronto.

As well, the number of Hamilton residents commuting to work locations outside the City of Hamilton but still within the Region of Hamilton-Wentworth increased from 9,455 in 1981 to 11,210 in 1991.



COMMUTING PATTERNS OF PEOPLE WORKING IN HAMILTON

| Commuting From... | 1981 | 1981 | 1991 | 1991 | 1981-91 |
|-------------------|---------|---------|---------|---------|---------|
| | No. | Percent | No. | Percent | Change |
| Hamilton | 118,535 | 69.7% | 108,350 | 65.2% | -10,185 |
| Stoney Creek | 10,875 | 6.4% | 13,635 | 8.2% | 2,760 |
| Burlington | 11,965 | 7.0% | 8,575 | 5.2% | -3,390 |
| Ancaster | 3,940 | 2.3% | 5,610 | 3.4% | 1,670 |
| Dundas | 4,730 | 2.8% | 5,015 | 3.0% | 285 |
| Flamborough | 3,655 | 2.1% | 3,615 | 2.2% | -40 |
| Haldimand | 2,140 | 1.3% | 3,220 | 1.9% | 1,080 |
| Grimsby | 2,370 | 1.4% | 2,915 | 1.8% | 545 |
| Glanbrook | 2,785 | 1.6% | 2,410 | 1.5% | -375 |
| Brantford | 865 | 0.5% | 1,850 | 1.1% | 985 |
| St. Catharines | 1,150 | 0.7% | 1,490 | 0.9% | 340 |
| West Lincoln | 960 | 0.6% | 1,165 | 0.7% | 205 |
| Oakville | 700 | 0.4% | 1,030 | 0.6% | 330 |
| Lincoln | 560 | 0.3% | 980 | 0.6% | 420 |
| Mississauga | 570 | 0.3% | 725 | 0.4% | 155 |
| Dunnville | 280 | 0.2% | 640 | 0.4% | 360 |
| Nanticoke | 230 | 0.1% | 495 | 0.3% | 265 |
| Toronto | 305 | 0.2% | 330 | 0.2% | 25 |
| Niagara Falls | 160 | 0.1% | 295 | 0.2% | 135 |
| Guelph | 190 | 0.1% | 270 | 0.2% | 80 |
| North York | 185 | 0.1% | 220 | 0.1% | 35 |
| Cambridge | 210 | 0.1% | 210 | 0.1% | 0 |
| Etobicoke | 190 | 0.1% | 190 | 0.1% | 0 |
| Milton | 165 | 0.1% | 175 | 0.1% | 10 |
| Brampton | 45 | 0.0% | 55 | 0.0% | 10 |
| Other | 2,345 | 1.4% | 2,660 | 1.6% | 315 |
| Total | 170,105 | 100.0% | 166,125 | 100.0% | -3,980 |

Source: Census of Canada

For people commuting to jobs in Hamilton in 1991, just under two-thirds (65.2 percent) were Hamilton residents. People commuting to Hamilton from Stoney-Creek, Burlington, Ancaster, Dundas and Flamborough accounted for 22.0 percent of the total.





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